

SECTION 10 ADMINISTRATION

10.1 FINAL APPROVAL

No subdivision shall take effect and no lots shall be sold or construction started until such time that:

10.1.1 A mylar copy of the required approved maps, signed by the Planning and Zoning Commission Chairman is filed in the office of the Town Clerk, no later than ninety (90) days from the date of approval; and

10.2.2 A security guaranteeing the completion of public improvements is filed in accordance with Section 7, if required.

10.2 ENFORCEMENT

Enforcement of these Regulations shall be by the Commission or its authorized agent. Any person, firm or corporation found in violation of these Regulations may be fined or enjoined for each violation as provided by the General Statutes.

10.3 AMENDMENTS

These Regulations may be amended by the Commission at any meeting called for such purpose; after a public hearing, notice of which shall be given in accordance with Connecticut General Statutes, Section 8-25. (Amendment of 1/11/77).

10.4 MODIFICATIONS

In the case of subdivision, or resubdivision, of a parcel of land containing a minimum of five (5) lots where the shape of the parcel, the topography or other natural features prevent the best subdivision in strict conformance to the lot sizes and areas required in Section 5.1 of the Zoning Regulations, such requirements may be modified by the Commission in not over twenty percent (20%) of the lots in such subdivision, so long as the purpose and intent of Section 5.1 is met for the subdivision as a whole.

10.5 REPEAL

All regulations pertaining to the subdivision of land previously adopted, which are consistent with these Regulations, are hereby repealed.

**SECTION 10
ADMINISTRATION**

10.6 VALIDITY

If any section, paragraph, subdivision, clause or provision of these Regulations shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged, and the remainder of the Regulations shall be deemed valid and effective.

10.7 ADOPTION

Subdivision Regulations were officially adopted on September 14, 1953.
Amended 1/21/00.

SUBDIVISION APPROVAL BLOCK

**APPROVED BY THE PLANNING AND ZONING
COMMISSION OF THE TOWN OF GRANBY AT IT'S
MEETING ON DATE _____**

**SIGNED BY _____ DATE _____
CHAIRMAN**

SECRETARY _____ DATE _____

AND DELIVERED TO THE APPLICANT ON

DATE _____

IN ACCORDANCE WITH STATE STATUE 8 – 26.

WORK IN CONNECTION WITH THIS SUBDIVISION

MUST BE COMPLETED BY _____

AMENDMENTS:

Approved 1-14-98

Effective 1-30-98

Approved 2/24/03

Effective 2/24/03

Addition to Section **3.1.3.10** of the Subdivision Regulations -
conservation restriction

Amendment to Section **4.5**

3.1.3.12 - Commercial and Industrial Subdivisions

4.16.11 - Lot frontage requirement adopted 1/23/01, effective 2/1/02

3.1.3 - Dedication of Open Space adopted 6/8/04, effective 7/1/04

4.16 - Private Streets adopted 5/10/05, effective 5/31/05

6.0 - Sedimentation and Erosion adopted 10-24-06, effective 10-27-06

3.1.3.2.9 - Open space waiver 11-28-06